

# Mecklenburg County Common Code Defects

## Residential Building

### Code Defects

- No flashing applied.
- Incorrect flashing application

### Code Description

#### Section R703.7.5 Flashing:

“Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. Top of base flashing shall be installed with a minimum 2 inches lap behind building paper or water repellent sheathing.”

#### Section R703.8 Flashing (additional application):

“Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from re-entering the exterior wall envelope. Approved corrosion-resistant flashings shall be installed at all of the following locations:

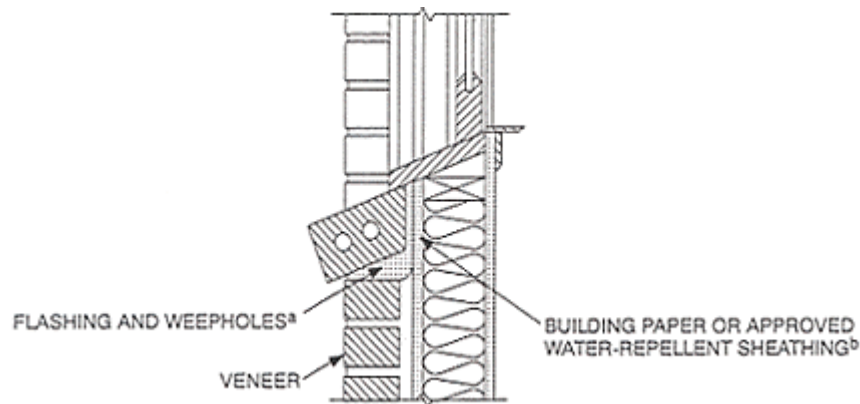
- 1) At top of all exterior window and door openings in such a manner as to be leakproof.
- 2) At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- 3) Under and at the ends of masonry, wood or metal copings.
- 4) Continuously above all projecting wood trim.
- 5) Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- 6) At wall and roof intersections.
- 7) At built-in gutters.

# Mecklenburg County Common Code Defects

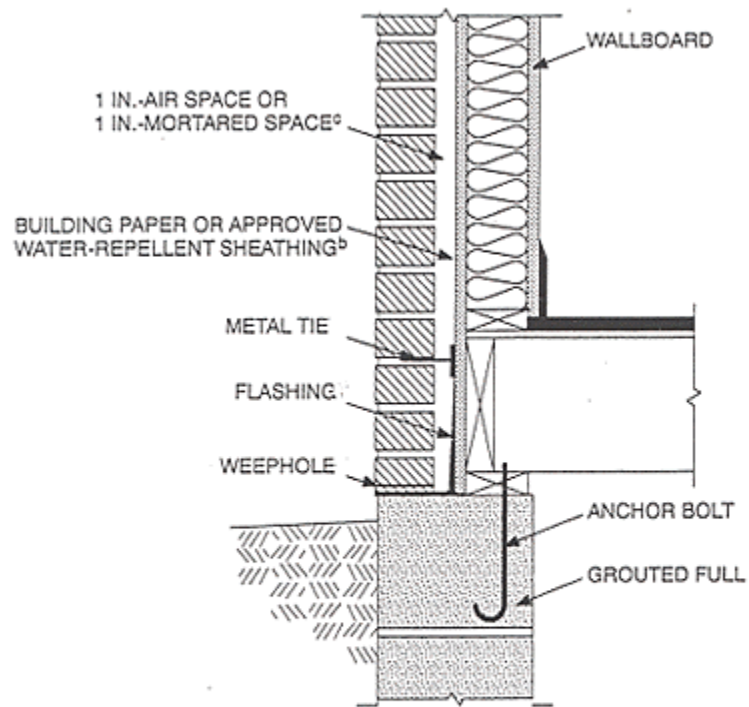
## Possible Options:

To minimize the chance of water leakage in the interface between wall coverings and the juncture of other materials, flashing of 6 mil poly or other corrosion-resistant material shall be used. Aluminum flashing may not be used in contact with cementitious material, except at counter flashing. (Examples of flashing are illustrated in the attached drawings.)

***Disclaimer: There may be other ways to comply with the Code. If so, you are not required to use this method to comply with the Code. You may want to investigate other options, or consult with a design professional identifying an equally code compliant solution.***

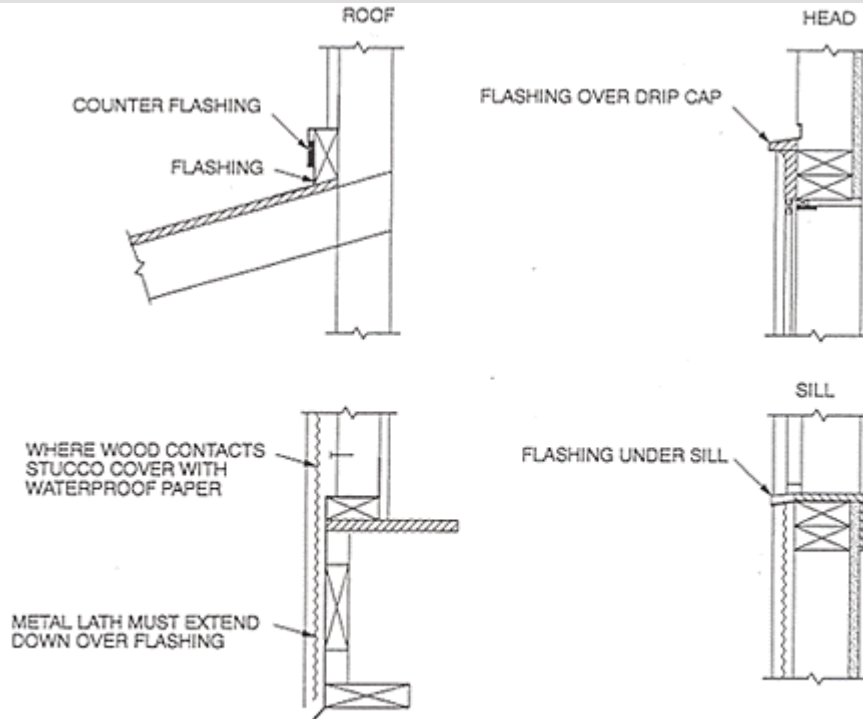


# Mecklenburg County Common Code Defects



MASONRY VENEER WALL DETAILS

# Mecklenburg County Common Code Defects



FLASHING EXAMPLES

## End Notes

North Carolina State Building Code  
Residential Code 2002 Edition  
Publication Date: September 2001  
Copyright 2001 by International Code Council  
Published in cooperation with:  
Southern Building Code Congress International, Inc. (SBCCI)

International Residential Code for One and Two Family Dwellings  
Commentary-Vol I  
Publication Date: September 2002  
Copyright 2002 by International Code Council, Inc.  
Published in cooperation with:  
Building Officials and Code Administrators International, Inc.  
International Conference of Building officials  
Southern Building Code Congress International, Inc.